



REDEVELOPMENT AGENCY AGENDA
MEETING OF: SEPTEMBER 1, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 10:44 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, MONCRIEF, and WOLFSON

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Court Clerk's Office Bulletin Board, City Hall Plaza
Las Vegas Library, 833 Las Vegas Boulevard North
Clark County Government Center, 500 So. Grand Central Parkway
Grant Sawyer Building, 555 E. Washington Avenue

(10:44)

2-256

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 1, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO TRANSFER \$1,094,400 FROM THE REDEVELOPMENT AGENCY SPECIAL REVENUE FUND TO FUND A COMMERCIAL VISUAL IMPROVEMENT PROGRAM AND TO FUND AN OWNER PARTICIPATION AGREEMENT WITH BRIDGER ASSOCIATES, LLC, FOR THE PROPERTY AT 300 SOUTH FOURTH STREET, APN 139-34-210-077 - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$1,094,400.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source: SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

The Redevelopment Agency desires to allocate \$1,000,000 from its Land Assembly account to fund a Commercial Visual Improvement Program, and to allocate \$94,400 from its Land Assembly account to fund building façade improvements for the property at 300 South Fourth Street owned by Bridger Associates, LLC. Sufficient funds are available from the Land Assembly account to fund these two projects.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Submitted at meeting: copy of written comments of Tom McGowan

MOTION:

REESE – APPROVED as recommended – UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, reviewed the information contained under the above Purpose/Background section. At the first Agency meeting in October, staff will present the policies and procedures on the Commercial Visual Improvement Program.

MARY GREEN, 1870 Blackwater Court, indicated that the mission statement of the Agency is to work to reverse the physical, economic, and social decay within its boundaries, and further states that an applicant must demonstrate a need for the Agency's assistance. Yet in the backup provided for this item, there is no documentation of financial need or financial hardship. MR. WORTHINGTON claims the building ownership group has paid almost \$2 million in redevelopment taxes over the years and is, therefore, entitled to the aforementioned amount. She opined that Agency money is not a slush fund. A small portion of the property tax paid by all

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 1, 2004

Business Development

Item 1 - DISCUSSION AND POSSIBLE ACTION TO TRANSFER \$1,094,400 FROM THE REDEVELOPMENT AGENCY SPECIAL REVENUE FUND TO FUND A COMMERCIAL VISUAL IMPROVEMENT PROGRAM AND TO FUND AN OWNER PARTICIPATION AGREEMENT WITH BRIDGER ASSOCIATES, LLC, FOR THE PROPERTY AT 300 SOUTH FOURTH STREET, APN 139-34-210-077 - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

MINUTES – Continued:

home and business owners in the redevelopment area are allocated to the Redevelopment Agency, which is 18 years old. This means that a portion taken from the Bridger property taxes would have been \$111,000.

She stressed that with this building being a 29-year-old building, the owner should have taken a portion of the profits and allocated it for this future expense in order to remain competitive. It is not the City's responsibility to pay for improvements. Who else is going to come to the City for a handout? She pointed out that people are afraid to go to Neonopolis because of the surrounding decay, not because of the condition of the Bank of America Building. The area along Main Street, from the Strip to downtown, is the one in great need of redevelopment money, because that drive is keeping tourists from coming to the downtown area. The greatest good is accomplished by taking care of the greatest need first. She is tired of apologizing for the City's tattered and dirty appearance. Funding the improvements of the Bank of America Building is not the best expenditure of the Agency. It is time that corporate America in Las Vegas does something for this city.

TOM MCGOWAN, Las Vegas resident, asked for the names of the corporate and principal officers of Bridger Associates, LLC. SUSAN SANDERS, Bridger Associates, LLC, indicated that the principal owners are ERWIN MOLASKY, SAM LIONEL, and the estate of GRANT SAWYER. MR. ADAMS rejoined that the appropriate disclosures were provided in the backup.

(10:44 – 10:50)

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 1, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

RESOLUTIONS:

RA-2-2004 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT ("OPA") BETWEEN THE REDEVELOPMENT AGENCY AND BRIDGER ASSOCIATES, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE REDEVELOPMENT PLAN AND APPROVING THE OPA, APN 139-34-210-077 (\$94,400 - SPECIAL REVENUE FUND) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS A COMPANION TO COUNCIL ITEM #65 (R-146-2004)]

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$94,400.00
<input checked="" type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/RDA
<input type="checkbox"/>	Augmentation Required	Funding Source: SPECIAL REVENUE FUND

PURPOSE/BACKGROUND:

This is a related item to Council #65 discussion and possible action consenting to undertakings of the Redevelopment Agency regarding assisting Bridger Associates, LLC with the cost of on-site and off-site improvements at 300 South Fourth Street. Approval of the Resolution will adopt findings that the OPA is in compliance with furtherance of the goals and objectives of the Redevelopment Plan and will approve the OPA.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site Map
3. Disclosure of Principals
4. Resolution No. RA-2-2004
5. Owner's Participation Agreement with Attachments

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, indicated this item is a companion to 9/1/2004 Council Item 65.

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 1, 2004
Business Development
Item 2 – RA-2-2004

MINUTES –Continued:

See companion Item 65 of the 9/1/2004 Council meeting for other discussion.

(10:50 – 10:51)

2-448

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 1, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report

BACKUP DOCUMENTATION:

Submitted after meeting: hard copy of scripted PowerPoint presentation

MOTION:

REESE – ACCEPTED the report – UNANIMOUS

MINUTES:

Using a PowerPoint presentation, SCOTT ADAMS, Director, Business Development, updated the Agency members on the status of various projects throughout the redevelopment area.

Regarding the 601 Fremont building, MEMBER WEEKLY asked MR. ADAMS if he feels comfortable with the new applicant. MR. ADAMS answered in the affirmative and added that staff has been working with a couple of groups. One of the groups may be restructuring its team to make them more viable and capable of accomplishing the desires of the Agency for that property. Upon their restructuring, staff would feel comfortable in recommending them to go forward.

As far as the Enterprise Park, MEMBER WEEKLY said that several projects are going forward, but the CenterStaging project was also held up. He asked MR. ADAMS the status on that project, because, to his understanding, some of the partners have changed and there is a new component, and there is a lot of confusion going on. He would like the CenterStaging

project to move

REDEVELOPMENT AGENCY MEETING OF SEPTEMBER 1, 2004

Business Development

Item 3 - REPORT AND POSSIBLE ACTION REGARDING REDVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT - WARDS 1, 3 AND 5 (MONCRIEF, REESE AND WEEKLY)

MINUTES – Continued:

forward, but, if the partners change, he wants to make sure it is brought back for Council's approval. He is opposed to staff accepting another extension without the Council's knowledge of the full details. MR. ADAMS indicated that he is not familiar with any new component. Based on the information submitted to Agency staff by the required deadline, CenterStaging was extensively out of compliance. MEMBER WEEKLY insisted that when the CenterStaging project was put together, he met with JOHNNY CASWELL and ROSS GOODMAN, who are the people that the Council voted and approved on. If there is a change in partnership, he wants the Council to be apprised and for each individual member to be briefed. He also wants the public informed. CITY MANAGER SELBY interjected that the development agreement with MR. CASWELL was terminated. If the project were to come back, a whole new agreement would have to be drafted and brought before the Council for consideration.

MEMBER WEEKLY expressed concern about the impact the closure of Vons and Smith's Food King in the West Las Vegas area will have on the nearby community, especially for the seniors who need to fill their prescriptions. He asked what steps staff is taking to help mitigate that impact. Also, he has received many calls from non-profit groups being referred to his office about land in the Enterprise Park. And, as he has informed CITY MANAGER SELBY, he would prefer that some of the current projects be totally completed before any other projects are started. Because there are a lot of projects in the works that have not gotten off the ground.

NOTE: CHAIRMAN GOODMAN directed MR. ADAMS to contact MARY GREEN, who spoke under Item 1, to inform her about the Commercial Visual Improvement Program.

(10:51 – 11:01)

2-479

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: SEPTEMBER 1, 2004

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments, a copy of which is made a part of these minutes, regarding his previous comments about restoring public mass transit services. He threatened to file a complaint with the Attorney General's Office if the City fails to comply.

(11:06 – 11:09)
2-1013

THE MEETING ADJOURNED AT 11:09 A.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
November 5, 2004

Barbara Jo Ronemus, Secretary